

CITY COUNCIL AGENDA TOPIC

Resolution renaming 103rd Avenue NE between NE 8th Street and NE 900 Block to “Avenue Square NE” and naming the street between 103rd Avenue NE and Bellevue Way NE “Avenue Square NE”.

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EXECUTIVE SUMMARY**ACTION**

The developer of the Avenue Project located on the northwest quadrant of Bellevue Way and NE 8th Street has requested a street name change for the private street serving the site. Council action is required to approve the requested change.

RECOMMENDATION

Move to adopt Resolution No. 10380

BACKGROUND/ANALYSIS

Fortress Development, the developer of Avenue Bellevue, has requested a change to the name of the private drive serving the development site from “103rd Avenue NE” to “Avenue Square” and to name the street between 103rd Avenue NE and Bellevue Way NE “Avenue Square” per Attachment A. The development is located just northwest of the Bellevue Way NE and NE 8th Street intersection in Downtown (Attachment B).

The developer’s street name request requires approval by the Council because the proposed name is non-conforming to the City Ordinance on street naming and the change cannot be approved administratively.

Considerations

When considering the requested street name change, staff reviewed existing City policies, practice, and code, and found that granting a non-conforming street name change request is rare. The overwhelming majority of street names in Bellevue conform to code and current practice. However, Council has the ability to justify and approve the change by determining the “public convenience and welfare will be served” as outlined in the “Policy Impact” section below.

Other contextual information

- The private street serving Avenue Bellevue is already named 103rd Avenue NE and property addresses have been assigned using this name. The street name change would result in hundreds of re-address notices to property owners and businesses within Avenue Bellevue.
- This change would depart from the regional approach of using the King County street numbering system, which is Bellevue’s code standard.
- After Bellevue Way NE and Main Street, the change would result in just the third non-numbered public or private street name within Downtown.

- The requested name lacks the standard code suffix “NE”. Transportation recommends adding the suffix “NE” and has confirmed with the requestor that this change is consistent with the original request.

Transportation staff consulted with the Police and Fire Departments, and they are not opposed to the proposed street name change and do not feel it would result in a public safety concern. Place finding, accommodated by our current code and use of numbered streets, is less of a challenge today than when the street name code was first established due to the proliferation of wireless communications (cellular phones), and a street name of “Avenue Square” could also indicate to the traveling public that the road is at the Avenue Bellevue development site.

The developer is strongly advocating for the requested street name change, and letters fully supporting the change (Attachments C-F) have been received from the following Avenue Bellevue property managers:

- InterContinental Hotel
- Real Retail
- Avenue Estates Condominium Association
- Avenue Residences Condominium Association

Transportation staff also conducted outreach by surveying the properties that would be directly affected by the proposed street name change. A total of 392 surveys were sent and 11 responses were received, all in favor of the street name change. Many of the directly impacted properties are likely unoccupied, which may have resulted in a low response rate. Adjacent properties were also notified of the proposed change, and no comments were received from these adjacent properties.

Additional information on Bellevue City Code that is applicable to this request can be found in Attachment G.

POLICY & FISCAL IMPACTS

Policy Impact

Council power to change street name – determinations required:

Per Bellevue City Code 14.02.070 Naming Existing Streets, a change in existing street name by resolution or ordinance can occur if the Council determines:

- 1) the prior designation does not conform to the official street designating ordinance;
- 2) the public convenience and welfare will be served by such change in designation; or,
- 3) the change in designation will implement the goals and policies of the City.

Council has the ability to approve the requested street name per 2) above, as Council retains the discretion to determine “public convenience and welfare.” Point 1) is not applicable because the existing street name, 103rd Avenue NE, conforms to the official street designating ordinance. Staff also finds that the Comprehensive Plan does not contain policies directly supporting the requested street name change, thus it is recommended Council does not use 3) to justify the street name change.

Fiscal Impact

There is no fiscal impact associated with this street name change request.

OPTIONS

1. Adopt the Resolution renaming 103rd Avenue NE between NE 8th Street and NE 900 Block to “Avenue Square NE” and naming the street between 103rd Avenue NE and Bellevue Way NE “Avenue Square NE”.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Request Letter
 - B. Vicinity Map
 - C. Support Letter – IC Hotel
 - D. Support Letter – Real Retail
 - E. Support Letter – Estates Condo
 - F. Support Letter – Residences Condo
 - G. Applicable BCC
- Proposed Resolution No. 10380

AVAILABLE IN COUNCIL LIBRARY

N/A